

BUILT OUT SECOND FLOOR OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Large Board Room / Training Room
- Three (3) Offices
- Dedicated Washrooms / Kitchenette
- Large Open Bull pen
- Fully Furnished
- Excellent access to 114 Avenue, 170 Street and Yellowhead Trail

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AERIAL

118 AVENUE

114 AVENUE

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PROPERTY DETAILS

16060 114 Ave 11450 160 Street NW, Edmonton, AB

Available Area: 2nd Floor - 3,200 SF

Zoning: IB - Industrial Business

Reduced Net Rate: \$12.50 per SF

Additional Rent: \$7.06 per SF plus utilities

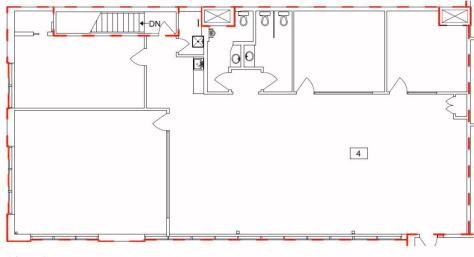
(2025 est.)

Parking: Surface - scramble

Possession: Immediate



FLOOR PLAN





Plan 1



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